

**Summary of the Minutes
October 1, 2013 Regular Meeting
City of Binghamton Zoning Board of Appeals
Planning, Housing, and Community Development Conference Room, City Hall**

CALL TO ORDER

Chair Mastronardi called the meeting to order at 5:15 pm.

ROLL CALL

Present: Mastronardi, Appe, Donovan, Stiles, Warholic
Absent: None
Vacant Seats: None
Staff Present: Martinez, McCullen, Sosa

APPROVAL OF MINUTES

Motion to Approve the Summary of the Minutes for the 9/3/13 ZBA Meeting:
Moved by Mastronardi, seconded by Stiles; Margin: 5-0

PUBLIC HEARINGS & DELIBERATIONS

254 & 254 ½ Main Street (2013-24)

Doug Nolan appeared to provide information on the application. The public hearing was then opened. No one spoke in favor of the project. No one spoke in opposition of the project. No letters were received in favor or in opposition of the proposal. Chair Mastronardi then closed the public hearing.

Motion to declare the proposed action an Unlisted action under the State Environmental Quality Review Act.

Moved by Mastronardi, seconded by Stiles

Motion carried (5-0)

Ayes: Appe, Donovan, Stiles, Warholic
Nays: None
Absent: None

Motion to declare intent for the Zoning Board of Appeals to act as Lead Agency under the State Environmental Quality Review Act.

Moved by Mastronardi, seconded by Stiles

Motion carried (5-0)

Ayes: Appe, Donovan, Stiles, Warholic
Nays: None
Absent: None

Motion to approve the requested Area Variances for a non-permitted sign type, to allow a total of two (2) roof-mounted signs, one (1) per subject property, as shown in the plans dated 22 August 2013, in the C-1, Service Commercial District, subject to the following conditions:

1. Prior to issuance of a sign permit, the existing pole sign shall be removed.
2. Temporary signage shall not be placed within the windows of the buildings at 254 and 254.5 Main Street such that they cover more than 50 percent of the area of the windows. Temporary signage shall not be allowed anywhere else on the subject sites.

Moved by Warholic, seconded by Stiles

Motion carried (5-0)

Ayes: Appe, Donovan, Stiles, Warholic

Nays: None

Absent: None

321 Water Street (2013-22)

Susan Sherwood appeared to provide information on the application. The public hearing was then opened. No one spoke in favor of the project. No one spoke in opposition of the project. No letters were received in favor or in opposition of the proposal. Chair Mastronardi then closed the public hearing.

Motion to declare the proposed action an Unlisted action under the State Environmental Quality Review Act.

Moved by Mastronardi, seconded by Stiles

Motion carried (5-0)

Ayes: Appe, Donovan, Stiles, Warholic

Nays: None

Absent: None

Motion to declare intent for the Zoning Board of Appeals to act as Lead Agency under the State Environmental Quality Review Act.

Moved by Mastronardi, seconded by Stiles

Motion carried (5-0)

Ayes: Appe, Donovan, Stiles, Warholic

Nays: None

Absent: None

Motion to approve the requested Area Variance for a non-permitted sign type, to allow a total of one (1) roof-mounted sign, as shown in the plans dated August 2013, in the C-1, Service Commercial District.

Moved by Mastronardi, seconded by Appe

Motion carried (5-0)

Ayes: Appe, Donovan, Stiles, Warholic

Nays: None

Absent: None

101 Bevier Street (2013-25)

Shane Johnson appeared to provide information on the application. The public hearing was then opened. Maura Johnson and Joseph Johnson spoke in favor of the project. No one spoke in opposition of the project. No letters were received in favor or in opposition of the proposal. Chair Mastronardi then closed the public hearing.

Motion to declare the proposed action an Unlisted action under the State Environmental Quality Review Act.

Moved by Mastronardi, seconded by Warholic

Motion carried (5-0)

Ayes: Appe, Donovan, Stiles, Warholic

Nays: None

Absent: None

Motion to declare intent for the Zoning Board of Appeals to act as Lead Agency under the State Environmental Quality Review Act.

Moved by Mastronardi, seconded by Warholic

Motion carried (5-0)

Ayes: Appe, Donovan, Stiles, Warholic

Nays: None

Absent: None

Motion to make a Negative Declaration for the proposed Unlisted Action, as Lead Agency under the State Environmental Quality Review Act.

Moved by Mastronardi, seconded by Warholic

Motion carried (5-0)

Ayes: Appe, Donovan, Stiles, Warholic

Nays: None

Absent: None

Motion to approve the requested Use Variance to legally establish an existing 113 year old single-family dwelling in the I-3 Heavy Industrial District.

Moved by Mastronardi, seconded by Warholic

Motion carried (5-0)

Ayes: Appe, Donovan, Stiles, Warholic

Nays: None

Absent: None

OTHER ITEMS OF DISCUSSION

Chairwoman Mastronardi announced her resignation from the ZBA, effective January 2014.

ADJOURNMENT

Moved by Mastronardi, seconded by Donovan

None opposed.

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Adjourned at 6:00 p.m.

DRAFT